

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Construction Services

Member: John R. Smith
761-5220

Project Name: St. Thomas Aquinas

Case #: 47-R-01

Date: March 27, 2001

Comments:

1. Accessible spaces may be in violation.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Police

Member: Robert Dodder
759-6421 beeper 497-

0628

Project Name: St. Thomas H/S Parking Garage

Case #: 47-R-01

Date: 3-27-01

Comments:

1. Pedestrian access should not be permitted, except at specific and controlled points.
2. The grade level of the parking garage should have a design feature, which prohibits entry to the structure except at specific and controlled points.
3. What type of after hours access control will be used for this structure?
4. What type of noise abatement will be used for this structure, specifically, tire and audio noise.
5. Specifically, what type of physical security and personal safety concepts have been designed / selected for this structure?

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Landscape

Member: Dave Gennaro
761-5200

Project Name: St. Thomas Aquinas

Case #: 47-R-01

Date: 3/27/01

Comments:

1. Show the required fence landscape (which is continuous planting and 1 tree, which may be standard or flowering for every 20' of fence on the street side of the fence).
2. Verify street tree requirements. It is doubtful that the Callophyllum at the base of the structure would satisfy these requirements; street trees need to be on the street side of the fence. Also, verify that the street tree requirements for the remainder of the site are met.
3. There appears to be several shade trees in the vicinity of the new construction(which are not shown on the plan). Locate and identify these trees. If the trees are considered good candidates for relocation, they should be relocated. Otherwise, if they are removed, provide the appropriate calculations for "equivalent replacement".

Show any utilities (such as overhead powerlines) that would affect proposed planting on the Landscape Plan.

DRC
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REPORT

Division: Info. Systems

Member: Mark Pallans (GRG)
828-5790

Project Name: St. Thomas Aquinas

Case #: 47-R-01

Date: March 27, 2001

Comments:

No apparent interference will result from this plan at this time.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Plumbing

Member: Ted DeSmith
761-5232

Project Name: St. Thomas Aquinas

Case #: 47-R-01

Date: March 27, 2001

Comments:

1. No sewer and water impact fees for a parking garage.
2. Provide storm water calculations.
3. If garage drains are being installed they will need to go through a Sand & Oil Interceptor .
Interceptor required to be located per SFBC 4612.1(h). Note roof (top parking deck)
drainage system will bypass Sand & Oil Interceptor.
4. No storm water exfiltration or structures permitted under the building.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Fire

Member: Albert Weber
761-5875

Project Name: St Thomas Aquinas

Case #: 47-R-01

Date: 3-27-01

Comments:

- 1) Show hydrant locations relative to the new garage.
- 2) Flow test required.
- 3) Be sure to consider 3120.3 (6) of the SFBC for the garage.

DRC

SITE PLAN REVIEW AND COMMENT REPORT

Division: Planning

Member: Bruce Chatterton
761-5981

Project Name: St. Thomas High School Parking
Garage

Case #: 47-R-01

Date: March 27, 2001

Site Plan Review for a structured parking facility and related improvements

Comments:

1. Photometric lighting plans for the interior and exterior of the parking facility have been received. Ensure that the parking areas are illuminated per ULDR 47-20.14, and that no direct source of light is visible from the neighboring residential areas per Ordinance No. C-00-65.
2. Please address 47-25.3, neighborhood compatibility.
3. Provide more detailed elevations. If available, please provide a rendering of the new parking structure.
4. Discuss with Engineering representative the provision of speed humps and textured ("broom finish") surfaces within the parking facility to reduce speed and noise.
5. Provide pedestrian-scale lighting for pedestrian connections in and around the new parking facility.
6. Columns appear to encroach on parking spaces within the garage. Please provide more detailed dimensions for interior parking spaces indicating that dimensional code requirements have been met.
7. In a text narrative discuss anticipated hours of operation; possible joint use of the parking facility with the neighboring church; security systems, etc.
8. Please provide a text narrative describing the phasing of all anticipated changes and actions.
9. Provide 5' sidewalks within the right-of-way on SW 10th Street and SW 28th Avenue.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

10. Indicate adjacent land uses and zoning districts on site plan. Show adjacent building mass outlines on the site plan.
11. Confirm with Engineering representative if traffic study or statement is required.
12. Indicate sight triangles on site and landscape plans.
13. Confirm with Engineering representative if in-bound stacking requirement (ULDR 47-20.5) has been met.
14. Confirm with Landscape representative if landscape perimeter requirements have been met (ULDR 47-21.9). Please provide on landscape plan square footage calculations showing that both interior and perimeter requirements have been met.
15. Additional comments may be forthcoming.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Zoning

Member: Terry Burgess
761-5913

Project Name: St. Thomas Aquinas

Case #: 47-R-01

Date: 3/23/01

Comments:

1. Columns shall not encroach into parking spaces, a minimum clear space required is 8'8" x 18'.
2. Neighborhood compatibility requirements of section 47-25-3 apply to this development site.
3. Additional comments maybe discussed at DRC meeting.

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Engineering

Member: Tim Welch
761-5123

Project Name: St. Thomas Aquinas

Case #: 47-R-01

Date: 3-27-01

Comments:

Engineering Comments will be available at the DRC Meeting.